

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3552/P	James Hunt	10/11/2020 20:07:17	OBJ	<p>This application for market housing of 12 units in the place of a 5-bedroom dwelling house (which is not partially but almost totally collapsed) should be refused on the basis of the following material considerations</p> <p>Layout and density of building Overbearing nature of the proposal Adequacy of infrastructure and / or social facilities Effect on surrounding area</p> <p>The present application is three times more ambitious in terms of density than any previous proposal by this applicant for this property and indicates the intention to turn a normal residential family home into a rental hostel or a small hotel. It is overdevelopment on steroids. The majority of the relevant documents are by Soils Ltd – specialising mainly in geotechnical and environmental matters, bulked out with numerous area maps, surface & ground water, flooding and a lengthy generic document Appendix B (URS dated 2014) about strategic flood assessment in Camden, and a long soil analysis by QTS. The applicant, Drawing & Planning, lists CASE (Civil & Structural Engineering.com) on its website but there seems to be little detail about:</p> <ul style="list-style-type: none"> · Full Structural Calculations · Feasibility Study · Structural Drawings & Specifications · Risk Assessments · R.C. Drawings and Bending Bar Schedules · Foundation Design · CMP · Means of escape <p>What is the intended construction sequence and propping of the proposed works. There is information about the works undertaken before the collapse/suspension the circumstances of its earlier collapse or how the state of the property will be remedied now.</p> <p>The majority of the relevant documents in this application are supplied by – Soils Ltd a geotechnical and environmental specialist (used also in earlier applications from this owner) and there are plentiful disclaimers and waivers in their reports. For example: 'No information was provided to Soils Limited with regards to construction methods, sequence and monitoring of building and ground movements to the time of reporting. The analysis was therefore developed with reference to the initial conditions and undertaken on the assumption of high-quality workmanship. The statement is strictly related to the geotechnical results of this Basement Impact Assessment and refers to building structures in good conditions. No comments are or can be provided with regards to the structural conditions of the existing building and of the adjoining properties, especially considering the potential effects of the collapse of the front facade. A specific assessment must be undertaken by a structural engineer, who has to ensure the remaining structures are suitable to undergo the proposed development in safe conditions.' and 'All the documents were prepared and supplied by the Client'. The range of housing in this application offers only minimal choice of living accommodation 9/12 single rooms Fortune Green and West Hampstead Green Neighbourhood Policy 1 recognises that development shall provide a range of housing types, to meet a range of needs with ... a mix of tenures, sizes and accessibility.</p>

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In this scheme there is:

- limited amenity space – 3 shared kitchens – Room 7 located on floor above
- inadequate waste disposal arrangements -the dedicated external surface to cater for waste container storage bins (for 15 residents) does not comply with the relevant Council policies and guidelines.
- very reduced access to some form of private outdoor amenity space e.g. balconies, roof terraces or communal gardens.
- It seems that much of the garden space is lost to 8 bicycle storage slots and accessible to few residents.

On balance, many residents and neighbours are opposed to this thoughtless and exploitive overdevelopment and request that the application not be granted. The plan needs to be downsized, proved safe and more thorough and independant information about key areas of construction/impact and mitigation of previous damage provided.
